

LOCATION

A lock-up shop in a central location within the main shopping street of the market town of Tadcaster. On street parking is available in Bridge Street and there is ample free public parking in the towns two nearby car parks.

ACCOMMODATION

All areas referred to are approximate, and given as a guide only.

| | | | |
|--------------|--------|-----------|-----------|
| Ground Floor | Sales | 295 sq ft | 27.4 sq m |
| | Store | 149 sq ft | 13.8 sq m |
| | Toilet | | |
| First Floor | Stores | 246 sq ft | 22.8 sq m |
| Second Floor | Stores | 325 sq ft | 30.2 sq m |

LEASE TERMS

The unit is available by way of a new lease incorporating the following term:-

- 3 or 6 year term.
- Tenant responsible for all repairs and decorations to the building (full repairing).
- Tenant will reimburse the landlord with the insurance premium plus any excess.
- The rent will be £7,000 per annum exclusive of rates and VAT (if payable), and be subject to a rent review after 3 years.
- The Lease will be excluded from the terms and provisions of the Landlord & Tenant Act 1954 in respect of security of tenure.

RATING ASSESSMENT

The property has a Rateable Value of £6,300 on the Valuation Office website.

LEGAL COSTS

The new tenant will be responsible for the Landlords reasonable legal costs involved in the preparation of the lease and counterpart including stamp duty and VAT if payable.

VAT

All figures are quoted exclusive of VAT unless otherwise stated.

PLEASE NOTE

Whilst we endeavour to make our particulars accurate and reliable, if there is any specific point which is of particular concern to you in deciding whether to take the accommodation, please contact us and we will be pleased to verify the information for you. All dimensions and areas quoted are approximate only, and should not be relied upon for fitting purposes etc. Applicants will be required to support their offer with details of their proposed use, and names and addresses of Bankers, and two trade suppliers for formal reference purposes. Director guarantees are required for lettings to Limited Companies. First published December 2017.

TO LET DUE TO RELOCATION LOCK-UP SHOP



17 BRIDGE STREET TADCASTER

SALES AREA - 295 SQ FT (27.4 SQ M)
ASKING RENT £7,000 pax

FOR FURTHER INFORMATION CONTACT

Simon Chadwick
Tel: 01904 780080

01904 780080

109 Long Ridge Lane, Nether Poppleton
York YO26 6LW

CHADWICKS
CHARTERED SURVEYORS

EPC Available from the agents.

Chadwicks Chartered Surveyors for themselves and for the vendors or lessors of this property whose agent they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer or part of an offer or contract;
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith, without responsibility and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No persons in the employment of Chadwicks Chartered Surveyors have any authority to make or give any representation or warranty whatever in relation to the property.